



**THE CITY OF BUFFALO**  
**The City of Buffalo Zoning Board of Appeals**

901 City Hall

**Minutes • April 19, 2017**

Buffalo, NY 14202  
<http://www.city-buffalo.com>  
 James Lewis

**Regular**

**OSP Conference Room**  
 901 City Hall, 65 Niagara Sq., Buffalo, NY 14202

**2:00 PM**

**I. Call to Order**

The meeting was called to order at 2:03 PM by Chairman James A. Lewis

Attendee Name	Present	Absent	Late	Arrived
Bernice Radle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Thomas Dearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Janice McKinnie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
James A. Lewis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Anthony Diina	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**II. Minutes Approval**

Zoning Board of Appeals - Regular - Mar 15, 2017 2:00 PM **Accepted**

**III. Agenda Items**

- 313 Rhode Island - Establish Contractor's Storage Yard with Two Storage Containers; Use Not Permitted (9426587). R2 Zone. Section 511-12. (Unlisted-Uncoordinated) **Deny Variance**
- 138 Colvin Avenue - Establish Parking Pad; NOT PERMITTED IN FRONT YARD (9424345). N-3R Zone. Section 496.8.3.3.A (Type II) **Approve Variance**
- 129 Holden Street - Construct 4 multi-unit dwellings and 32 single-unit attached dwellings (9428412). D-R Zone. Section 496-7.1.5 and 496-8.3.2 DEFICIENT IN PERIMETER BUFFER YARD & EXCEEDING MAXIMUM DRIVEWAY WIDTH (Type II) **Approve Variance**  
 129 Holden Street **Approve Variance**
- 143 Wellington Road - Establish Rooming House Use; USE NOT PERMITTED IN ZONE (9428211). N-4-30 Zone. Section 496.6.1.1 (Unlisted-Uncoordinated) **Deny Variance**
- 385 Vermont - Establish a Parking Pad; NOT PERMITTED IN FRONT YARD (9428358). N-2R Zone. Section 496.8.3.3.A (Type II) **Deny Variance**
- 355 Linwood Avenue - Construct garage; GARAGE NOT PERMITTED FORWARDS OF A PRINCIPAL BUIDLING (9428166). N-2R Zone. Section 496-6.2.1.D.3 (Type II) **Deny Variance**
- 115 Plymouth Avenue - Establish Parking Pad; NOT PERMITTED IN FRONT YARD (9425977). N-2R Zone. Section 496.8.3.3.A (Type II) **Approve Variance w/Cond**

8. 49 Cottage Street - Add Units to Existing Multi-Unit Dwelling; EXCEEDING RESIDENTIAL DENSITY (9429577). N-2R Zone. Section 496-3.2.1.E (Type II)**Approve Variance**
9. 105 Urban Street - Divide Two Existing Lots; DEFICIENT IN AREA (9429610). N-3R Zone. Section 496.3.2.6.C (Type II)**Withdrawn**
10. 36 Massachusetts Avenue - Establish Food Vending Use; USE NOT ALLOWED IN ZONE (9428357). N-2R Zone. Section 496.-6.1.1 (Unlisted-Uncoordinated)**Deny Variance**
11. 470 West Delavan Avenue - Establish Parking Pad; NOT PERMITTED IN FRONT YARD (9426740). N-2R Zone. Section 496.8.3.3.A (Type II)**Approve Variance w/Cond**
12. 730 West Avenue - Establish Multi Unit Dwelling and Office Use; ESTABLISH COMMERCIAL USE NOT ALLOWED IN ZONE & EXCEEDING ALLOWED RESIDENTIAL DENSITY (9427887). N-2R Zone. Section 496-6A and 496-3.2.1.E (Unlisted-Uncoordinated)**Deny Variance**
- 730 West Avenue - Establish Multi Unit Dwelling and Office Use; ESTABLISH COMMERCIAL USE NOT ALLOWED IN ZONE & EXCEEDING ALLOWED RESIDENTIAL DENSITY (9427887). N-2R Zone. Section 496-6A and 496-3.2.1.E (Unlisted-Uncoordinated)**Approve Variance**
13. 145 Broadway - Expand existing building; ADD ELEVATOR & STAIR TOWER NOT MEETING REQUIRED SETBACKS (9428295). N-2C Zone. Section 496-3.2.5.C (Type II)**Approve Variance**

#### **IV. Adjournment**

---

City Clerk